

CITY OF MUSKEGON
PLANNING COMMISSION
REGULAR MEETING
MINUTES

May 11, 2017

Chairman T. Michalski called the meeting to order at 4:00 p.m. and roll was taken.

MEMBERS PRESENT: F. Peterson, J. Doyle, T. Michalski, E. Hood, J. Montgomery-Keast,
M. Hovey-Wright, B. Larson

MEMBERS ABSENT: B. Mazade, excused; S. Gawron

STAFF PRESENT: M. Franzak, D. Renkenberger

OTHERS PRESENT: L. Spataro, 1567 6th St.; D. Gregersen, 241 W Muskegon Ave.

APPROVAL OF MINUTES

Approval of the Minutes of the regular meeting of April 13, 2017 will be done at the next meeting.

PUBLIC HEARINGS

Introduction. All requests pertained to the smaller lot zoning and expansion of the Form Based Code, Urban Residential Context Area that the Planning Commission had been discussing over the past six months. During that time, staff held two public workshops and discussed these plans in depth with the neighborhood associations, making some changes to the original plans based on their input. Zoning maps were provided to board members, depicting the parcels to be rezoned and their proposed new zoning designation. Information describing the development standards in R-2 and R-3 zones, and the Form Based Code excerpt describing the development standards for the Urban Residential Context Area were also provided. Staff studied each block and determined that if a majority of the parcels on a block had between 30-39 feet of road frontage, that block would be rezoned to R-3. If a block had a majority of its parcels with road frontage between 40-49 feet, it would be rezoned R-2. Blocks with a majority of parcels with road frontage 50+ feet would retain their R-1 zoning. The Zoning Enabling Act did not require that individual property owners be notified of the rezoning requests if it involved 11 or more contiguous parcels; the first three hearings all met that standard so individual notices were not mailed. Case 2017-11 had only six contiguous parcels so notices were mailed to individual property owners. Staff received no responses in favor of, or opposed to the requests.

Hearing, Case 2017-08: Staff-initiated request to rezone several parcels to Form Based Code, Urban Residential Context Area. M. Franzak pointed out the affected parcels on the provided map. Staff had reduced the number of parcels from earlier presentations after considering input from the public. He distributed photos of some of the larger homes in the affected area.

M. Hovey-Wright asked if the zoning change would allow more of the large homes to be carved up into apartments. M. Franzak stated that requests of that nature would be required to meet the current standards for apartment size, which would make it difficult to create several small units from one large home. J. Montgomery-Keast asked if this request was just formalizing what was already existing in the subject areas. M. Franzak stated that these changes would allow for more infill in the neighborhoods, as more vacant lots would be allowed to be built on.

L. Spataro represented the Nelson Neighborhood Improvement Association (NNIA). He thanked staff for taking the neighbors views into consideration. He stated that the new standards would allow more flexibility and use of parcels that were currently vacant. He also stated that the larger homes that would allow division into apartments would most likely be too large for someone to maintain as a single family home anyway. He stated that the NNIA supported this request.

A motion to close the public hearing was made by B. Larson, supported by J. Montgomery-Keast and unanimously approved.

A motion that the request to rezone the parcels to Form Based Code, Urban Residential, as described on the map be recommended for approval to the City Commission, was made by B. Larson, supported by J. Montgomery-Keast and unanimously approved, with F. Peterson, J. Doyle, T. Michalski, E. Hood, J. Montgomery-Keast, M. Hovey-Wright, and B. Larson voting aye.

Hearing, Case 2017-09: Staff-initiated request to rezone several parcels to R-2, Single Family Medium Density Residential District. M. Franzak pointed out the affected parcels on the map provided. He stated that the R-2 district would encompass properties with 40 to 49 feet of street frontage. Staff studied the blocks in the proposed R-2 area and determined that most lots in the area were between 40 and 49 feet wide.

J. Doyle asked how multi-family homes in those areas would be affected. M. Franzak explained the rules regarding multi-family homes in single family districts and stated those would not change. D. Gregersen asked about parking requirements for the homes. M. Franzak stated that a 40-foot lot would be able to accommodate a driveway, and any new houses built would be required to provide 2 parking spaces. D. Gregersen asked about homes already existing. M. Franzak stated that those homes would be grandfathered in.

A motion to close the public hearing was made by J. Doyle, supported by B. Larson and unanimously approved.

A motion that the request to rezone the parcels to R-2, Single Family Medium Density Residential District as described on the map be recommended for approval to the City Commission, was made by J. Montgomery-Keast, supported by B. Larson and unanimously approved, with F. Peterson, J. Doyle, T. Michalski, E. Hood, J. Montgomery-Keast, M. Hovey-Wright, and B. Larson voting aye.

Hearing, Case 2017-10: Staff-initiated request to rezone several parcels to R-3, Single Family High Density Residential District. M. Franzak pointed out the affected parcels on the map provided. He stated that the R-3 district would encompass properties with 30 to 39 feet of street frontage, and only

single family homes could be built in these districts. J. Doyle asked what the difference was between the medium- and high-density districts. M. Franzak stated that the lot size requirements were different.

A motion to close the public hearing was made by B. Larson, supported by J. Montgomery Keast and unanimously approved.

A motion that the request to rezone the parcels to R-3, Single Family High Density Residential District, as described on the map be recommended for approval to the City Commission was made by J. Doyle, supported by M. Hovey-Wright and unanimously approved, with F. Peterson, J. Doyle, T. Michalski, E. Hood, J. Montgomery-Keast, M. Hovey-Wright, and B. Larson voting aye.

Hearing, Case 2017-11: Staff-initiated request to rezone 311, 317, 329, 331 and 335 W Muskegon Ave and 1138 4th St from RT, Two Family Residential District to Form Based Code, Urban Residential Context Area. M. Franzak stated that the affected property owners on this case were individually notified of the proposed rezoning; no objections were received.

L. Spataro stated that the NNIA had no objection to the request.

A motion to close the public hearing was made by B. Larson, supported by J. Montgomery Keast and unanimously approved.

A motion that the request to rezone 311, 317, 329, 331 and 335 W Muskegon Ave and 1138 4th St from RT, Two Family Residential District to Form Based Code, Urban Residential be recommended for approval to the City Commission . was made by M. Hovey-Wright, supported by B. Larson and unanimously approved, with F. Peterson, J. Doyle, T. Michalski, E. Hood, J. Montgomery-Keast, M. Hovey-Wright, and B. Larson voting aye.

NEW BUSINESS

None

OLD BUSINESS

Rezoning Update - M. Franzak stated that he hoped to complete the rezoning process in 2 more meetings.

2330 Barclay Ave. – M. Franzak stated that someone had recently spoken to him about a plan to redevelop the site of the former Moose Lodge at 2330 Barclay Ave. He explained the proposal and answered questions from the board. The property owner hoped to present a plan to the board at their next meeting.

OTHER

Project Updates – M. Franzak and F. Peterson updated board members on other projects in the City, including the Sappi/Pure Muskegon site, BC Cobb plant and the former Time Out Lounge.

There being no further business, the meeting was adjourned at 4:34 p.m.